



Cecile Mirch
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Zoning Board of Appeals

NOTICE OF PUBLIC HEARING

Harry Tutunjian
Mayor

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Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, July 28, 2005** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

Major Area Variance

ZB2005-0007 Major Area Variance to allow off street parking deficiency related to a proposal to construct an auto repair garage for Tire Warehouse at 649 River Street between Rensselaer and North Sts., a B-5 Zone District. Applicant is Tire Warehouse, 647 River St. Troy, NY 12180.

ZB2005-0050 Major Area Variance to allow side and rear setback deficiencies related to a proposal to construct a one-car garage in the rear of a residence at 203 Second Street, at Adams, an R-4 Zone District. Applicant is Howard Roth 29 Loudon Heights North, Loudonville, NY 12211.

ZB2005-0052 Major Area Variance to allow rear setback deficiency related to a proposal to construct an addition to an existing residence at 590 Fourth Avenue, at 116th, an R-3 Zone District. Applicant is William Minahan 590 Fourth Ave. Troy, NY 12182.

Special Use Permit

ZB2005-0049 Special Use Permit and Major Area Variance to allow conversion of a former bar into a restaurant with an off street parking deficiency at 488 Second Street, at Harrison, an R-4 Zone District. Applicant is Chris Martin 408 William St. Troy, NY 12180.

ZB2005-0051 Change of Non Conforming Use Permit to allow conversion of a former church into a media production studio at 3361 Sixth Ave, at 101st, an R-4 Zone District. Applicant is Branda Miller & Steve Pierce, 176 Greenman Hill Rd. Averill Park, NY 12018.

Use Variance

ZB2005-0039 Use Variance to allow expansion of an existing trailer in a trailer park at 1002 Second Avenue, north of 126th St. Applicant is Mason Troy Properties and Arthur Hamel Jr. Lot #48, 1002 Second Ave, Troy NY 12182.

ZB2005-0044 Use Variance to allow the addition of two new trailers at an existing trailer park site at 589 First Avenue, at 116th St, an R-2 Zone District. Applicant is John Jorgensen, 100 Bedell Rd. Poughkeepsie, 12603.

ZB2005-0053 Use Variance to allow a beauty salon to open in an existing one-family residence at 28 Stow Ave, an R-3 Zone District. Applicant is Joseph Delamater, 144 Stow Ave. Troy, NY 12180.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy,

New York 12180. Telephone: 270-4557. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Cecile Mirch, Chairperson